

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
NOVEMBER 11, 2013**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice –Chairperson
William Tice	Member
A. Bruce Sattazahn	Member
Cheri Grumbine	Twp Manager

Absent Charles Allwein, Sr..... Member

Also in attendance at this meeting was Mike Swank of Steckbeck Engineering.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the October 14, 2013 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/ PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD

A.)Harold A/ Mae Neidig Weise & Terrance Weise Subd (lot add)

Location/Zoned: N 7th St & E Kercher Ave

Date Submitted: 8/01/2013

The Weise plan shows a lot addition to the lands owned by Terrance Weise from the lands owned by Harold and Mae N Weise. A letter from LCPD dated 10-23-13 recommending approval had been provided. The members reviewed some of the plan notes before taking action.

MOTION was made and seconded to recommend approval for the Harold A/ Mae N. Weise Lot Addition Subdivision Plans. Motion unanimously carried.

MOTION was made and seconded to approve the request for a Non-Building Declaration and Planning Waiver for the Harold A/ Mae N. Weise Subdivision Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There is nothing new to report on this plan.

B.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III

Location/Zoned: Lebanon Rails Business Park

This plan is continuing to be reviewed by LCPD.

RECEIVING NEW PLANS**A.)MGD Tractor Land Dev Plan**

Dare Submitted: 11/08/2013

Location/ Zoned:

Mike Swank of Steckbeck Engineering was present to discuss the plan and answer any questions. He explained MGD Tractor is presently located on Fairlane Ave in Myerstown. They rehab old and used farm equipment for re-sale. Mr. Swank stated he has met with LCPD to discuss the use of the property for this purpose. Any equipment being repaired will need to be stored inside the building. Equipment once repaired will be displayed for sale. Some of the footage within the building will be utilized as office space. The site will be serviced by on lot water and sewer. The County has been provided with the appropriate paperwork to review and approve the planning module. A facility will be designed to retain and disperse the storm water.

Member Sattazahn questioned the stone area proposed as opposed to a paved area. The area where the sale equipment is stored is planned to be a grassy area. Member Sattazahn said he has a real concern about that proposal. His concern is that the area will soon become a weedy, unsightly location. Member Smeltzer said he recalled this being part of the conversation when the sketch plan was reviewed. He recalls a mention of some sort of visual barrier being planned. Swank said he will note the suggestions being mentioned.

Discussion moved on to the stoned area. How will the parking spaces be delineated? Swank said he is not sure if it will be paint or some other option. Member Smeltzer said this issue will become something that L&I becomes involved in as handicapped paving will be required. Another issue Member Smeltzer mentioned was the difficulty this business encountered in Jackson when the property to the rear of the existing location was developed as residential. That issue is something that needs to be kept in mind while reviewing this proposal. Mike Swank thanked the Commission for their comments.

MOTION was made and seconded to receive the MDG Tractor Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FORM COMMISSION MEMBERS**A.)Regional Comp Plan Document – Mgr Grumbine**

Mgr Grumbine spoke to the Commission members about an email which had been sent regarding the Regional Comp Plan. The members were asked to notify the office as to the method each would like for their copy, CD, hardcopy or on the Twp website. Bill Tice preferred hardcopy, Darlene Martin and Bruce Sattazahn both agreed the website will serve their needs. Bill Smeltzer felt the website would work for him also and Charlie Allwein had already responded his preference of a CD copy.

B.) Bruce Sattazahn – November Elections

Member Sattazahn mentioned that as a result of having won the election for Supervisor he would be resigning his seat on the Planning Commission. The December meeting would be a good time to discuss a replacement for his seat on the Planning Commission. Chp Martin asked the members to bring any names for consideration to the December meeting.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary